



Allandale Neighbor

February 2018
Vol 33, Issue 1

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EDITORIAL APOLOGY:

In the December article about the amazing McCallum football team, we neglected to note another Allandale neighbor, player Cole Davis. Apologies, Cole! We also wrongly wrote, on the website, that this was the farthest an AISD team had ever gone. We were alerted that Reagan was state champs twice in the early 1970s. Apologies again! We will NOT be a fake news outlet. Always alert us to any mistakes. And congratulations to all involved with McCallum football as the team finished an absolutely amazing 14-1, and did us all proud.

The Most Valuable Real Estate in Allandale

Monica Malhotra

This past fall the Allandale Neighborhood Association (ANA) re-adopted Beverly S. Sheffield Northwest District Park. We believe it is our duty and privilege to care for, protect and grow this beautiful space and are work

ing in conjunction with surrounding neighborhoods, Austin's Parks and Recreation Department and the Austin Parks Foundation. At the March 7 General

Membership meeting, ANA will be forming a permanent standing Parks Committee to look after all of the public green spaces in Allandale.

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Call for Volunteers: It's My Park Day: Saturday, March 3

Join ANA's parks committee at Northwest District Park for our first Adopt-A-Park event of the year: "It's My Park Day." This is Austin Parks Foundation's biggest event of the year, with workdays all over Austin. Volunteers are needed right here in Allandale for various tasks. Online pre-registration is required here <https://givepul.se/ar9mo>, see page 6 for details. ☼

Council votes to approve aquatics master plan

Steven Johnson

On February 1, the Austin City Council took an important step in the future of Austin's public pools by approving the aquatics master plan. This means that when it comes time to

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Make a big splash - Support ANA today!

Ranleigh Hirsh

Your support of the Allandale Neighborhood Association (ANA) makes a big difference to our neighbors. And you have a more significant impact on the quality of life in Allandale as a

TAKE10
MINUTES TO LEARN COMPRESSION ONLY CPR

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EDITOR Laura Beck
ADVERTISING Lisa Ernst, 512-348-8ADS
allandaleneighbor@gmail.com
DESIGN Cathy Savage
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ADVERTISERS AND
CONTRIBUTING WRITERS

CONTACT INFORMATION
Allandale Neighbor,
PO Box 10886, Austin, TX 78766-1886
allandaleneighbor@gmail.com

ANA Executive Committee

PRESIDENT Scott Ehlers
VICE PRESIDENT Rand Zumwalt
TREASURER Erik Butler
SECRETARY Joanne Senyk
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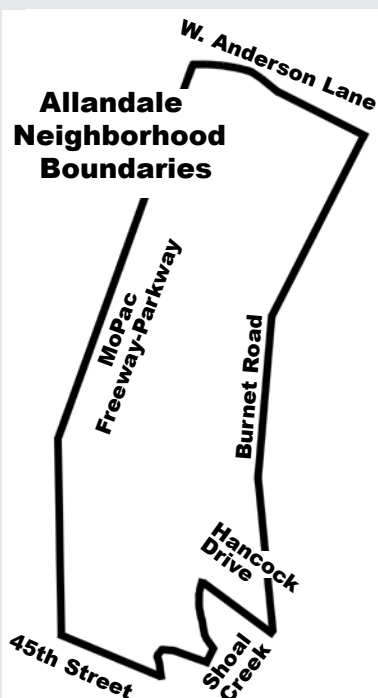
ANA Executive Committee meetings are held on the
first Wednesday of the month at NW Rec Center.
General Membership meetings are held in March and
September.

Committees

BYLAWS Rand Zumwalt
COMMUNICATIONS Laura Beck
FINANCE Erik Butler
MEMBERSHIP Ranleigh Hirsh
NOMINATING Kevin Smith
SAFETY Laura DiCarlo
ZONING & PLANNING Todd Shaw
ANC REP Caroline Reynolds

Allandale Police District Rep.

Officer William Harvey, 512-974-8123
william.harvey@austintexas.gov



President's Letter: Resolved to Protect and Improve Allandale

Scott Ehlers, ANA President, 2017-18, 512-553-9365,
Allandale.neighborhood@gmail.com

It's February 2018, so for many of us with New Year's Resolutions it's still early enough in the year to remember we have actually have New Year's Resolutions. One of my 2018 resolutions was to provide more pro bono legal assistance for those in need. I'm sure quite a few of you reading this resolved to volunteer more or become more civically engaged. If you're looking for some ways to make that resolution a reality, I have a few suggestions for you:

1. Join the Allandale Neighborhood Association (ANA). Membership not only provides us with dues to carry out programs to protect and improve the neighborhood, but it also provides us with people power to tell city hall what the neighborhood needs and wants. You can join or renew your membership online at: <https://allandaleneighbor.com/membership#join>.

One of the things membership dues have been used for recently is to assist other organizations that are working city-wide to protect neighborhoods, including Allandale. One organization that the ANA is working with is Community Not Commodity (<https://communitynotcommodity.com>) to ensure that CodeNEXT or any changes to Austin's zoning laws protect our environment, safeguard our watersheds, maintain parklands, protect the character of our neighborhoods, and reflect the wishes of our communities, not the financial interests of developers.

At the September 2017 General Membership meeting, the membership voted overwhelmingly to spend \$2,500 of ANA funds "to opposing aspects of CodeNEXT

that are detrimental to the Allandale Neighborhood by donating that amount of money to a city-wide organization of like spirit and goals to the ANA." The organization that received ANA's donation was Community Not Commodity. The resolution is online here: <https://allandaleneighbor.com/wp-content/uploads/2018/02/ANA-Codenext-Funding-Resolution-Sept2017.pdf>.

That donation and the resolution incentivized other neighborhood associations to give to Community Not Commodity too. The resolution went on to say that if other neighborhood associations raise money for the same purpose, the ANA Executive Committee can match those donations up to a maximum amount of \$5,000. That has led to other neighborhood associations giving an additional \$5,700 to Community Not Commodity, as of publication.

2. Join the ANA's new Parks Committee or volunteer to help spruce up Allandale's parks. You will read elsewhere in this newsletter ("The Most Valuable Real Estate in Allandale") about how the ANA has re-adopted Beverly S. Sheffield Northwest District Park and that we are forming a new Parks Committee to carry out that work. Our first community event of 2018, "It's My Park Day," will be held at Northwest Park on Saturday, March 3 from 9:00 a.m. until noon. Volunteers are needed for tree mulching and other tasks. See the article for more details on our plans for months and years to come.

3. Make your idea to improve Allandale a reality with the ANA's help.

The *Allandale Neighbor* is published and distributed bimonthly by the ANA. Contact our ad coordinator at 512-348-8237 or allandaleneighbor@gmail.com for more information.

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* a 10% discount is offered on three or more ads.

Maybe you have an idea for a new program or activity that will help improve the quality of life in Allandale? We're always looking for new ideas and programs to improve the neighborhood. You can email your idea to me at allandale.neighborhood@gmail.com, come to an ANA Executive Committee meeting or the next General Membership meeting on March 7. We meet at Northwest Recreation Center, 7:00–9:00 p.m.; Executive Committee meetings are the first Wednesday of the month when we're not having General Membership meetings.

No matter what your resolutions were in 2018, I wish you well in making them happen. I hope you will help the ANA make our resolutions happen as well. ☼

Make a big splash - Support ANA today!

CONTINUED FROM FRONT PAGE

member of ANA. Without you, we cannot continue reaching out to all our neighbors as we do through our newsletter today. Your support of ANA is more critical than ever in 2018 to help shape

Allandale's and Austin's future growth, housing, transportation, neighborhoods, parks and local business. Please join us today.

2017 was a year of engagement for Allandale residents and businesses that included ANA's multiple social media channels, our newsletter, the Fourth of July Parade, park work days and meetings where residents could voice their opinions. ANA sees great opportunities in 2018 expand our outreach so neighbors and businesses have more occasions to have their say on changes in Allandale. We are thankful for your support and contributions to our community and in supporting your neighborhood association. We look forward to continuing the conversation this year. We also want to extend a special welcome to our newest members.

Joining or renewing your membership in

ANA is easy. Go to allandaleneighbor.com, to click on the membership menu. We have three levels of annual membership to choose from: business supporter at \$100, household at \$20 and seniors at \$10 with the option for add-on donations to strengthen your support of ANA. Our website supports automatic recurring membership payments that safely and securely charge your credit card at the beginning of each year.

We look forward to continuing to provide you with the most valuable neighborhood membership available in Austin through our collaborative community and hope that you join the conversation in 2018! ☼

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Council votes to approve aquatics master plan

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replace aging pools, we'll have a blueprint from which to work.

Voting 10-1, with only District 6 member Jimmy Flanagan voting no, the council adopted the master plan with one amendment offered by Mayor Pro Tem

Kathie Tovo that any future pool closings must be approved by the City Council.

It remains to be seen how much money the council will approve toward maintaining swimming pools. Those votes will come later in 2018. If you'd like more

information, contact friendofnorthwest-pool@gmail.com. To read the master plan and recommendations, go to <http://www.austintexas.gov/department/aquatic-master-plan>. ☼

Allandale Eating - Quick Bites

Robert E. Mace, Dining from Daugherty

As Allandalers, we are fortunate to enjoy an ever-more vibrant restaurant scene that extends from long-time stalwarts (Fonda San Miguel, The Frisco, Top Notch) to new entries (Bonhomie, Bufalina Due, Eldorado) to new outposts from Austin's most cherished chowslingers (Torchy's, Hopdoddy, Jack Allen's, Tacodeli). We are genuinely engulfed in great food mere minutes away from our garages and carports (if not our front doors). In all, I count 142 eating estab-

lishments in our area (me and my beer belly have been to a mere 109). Restaurants in our 'hood not only receive local and citywide acclaim but also benefit from statewide and national recognition.

As restaurant reviewers, we tend to spotlight the shiny and new, so I thought I'd focus this issue's column on end-of-year awards and short lists that feature some of Allandale's finest.

Matthew Odam of the *Austin American-Statesman* included three Allandale

area eateries in his list of Austin's top 25 restaurants: (7) Barley Swine, (16) Bonhomie, and (19) Bufalina Due. *The American-Statesman* also listed Fonda San Miguel as a critic's pick. *The Austin Chronicle's* annual Best of Austin issue praised a number of Allandale haunts, including Picnik (best health-conscious eats), Torchy's (best queso), Phil's Ice-house (best kid-friendly restaurant), Tacodeli (best breakfast taco), Cover 3 (readers' choice best brunch), Hopdoddy



ABOUT URBAN COYOTES

They're active from dusk to dawn. They'll eat just about anything: cat and dog food, scraps from compost piles and trash bins, rodents, and, sadly, small pets if they are easy to get to outside.

As land is developed and the natural environment shrinks, coyotes adapt to a smaller territory, making contact with humans more likely—and frightening. But we can coexist as peacefully with coyotes as we do with other wild predators such as foxes, hawks, and owls that feed on small mammals.

BEST PRACTICES TO MANAGE INTERACTIONS

HAZING TO SCARE COYOTES AWAY

- Make eye contact
- Loom large—wave your arms around
- Make noise—bang things, shout, blow a whistle
- Toss pebbles or small sticks
- Slowly back away
- Call 311 to report the sighting & location

SECURE HOME ENVIRONMENT

- Monitor cats & dogs outside, feed them indoors
- Walk pets on a 4-6 ft. leash
- Provide secure shelter for rabbits & chickens
- Regularly pick up nuts & fruit under trees
- Securely cover compost piles & trash bins
- Eliminate accessible water sources

Source: www.austintexas.gov/department/coyotes-central-texas

(readers' choice best burger), Juiceland (readers' choice best health conscious eats), Fonda San Miguel (readers' choice best regional Mexican), and Yard Bar (readers' choice best bar patio).

Austin Monthly listed Bonhomie and Eldorado Café as two of their nine best new Austin restaurants of 2017. In its most recent list of the 38 essential restaurants in Austin, *Eater Austin* includes (5) Barley Swine, (6) Epicerie, (22) Bufalina (companion to our Bufalina Due), and (35) Jack Allen's. In a list of the 16 hottest restaurants in Austin for January, *Eater* includes (2) Be More Pacific.

Texas Monthly listed Barley Swine and Fonda San Miguel as best in town choices for 2017. *Town and Country* included Barley Swine in its list of the 12 best restaurants in Austin, and *Bon Appetit* included Picnik and Juiceland in its list of the best healthy restaurants in Austin. *Travel+Leisure* listed Barley Swine as the best farm-to-table restaurant in Texas.

MSN listed Barley Swine as the 58th best restaurant in the United States while *The Daily Meal* just listed Barley Swine as the 76th best restaurant in the US. And finally, Bryce Gilmore of Barley Swine was a finalist for the fifth time in a row for the highly prestigious James Beard Best Chef award.

Barley Swine sure makes a lot of lists, doesn't it? If you haven't been, you really should. It is a foodie paradise with inventive food-forward conjurations that explode in your mouth. You can dip your toes by getting a few appetizers and drinks at the bar before a later deepdive into the menu (and your wallet...) at a table.

Recent Arrivals and Coming Soon

Verts (2438 West Anderson Lane) has been reincarnated as Noon Mediterranean with changes to the menu. OneTaco recently opened at 2900 West Andersen Lane, and a few new places will open soon (and may be open by the time this article is published), including Cabo Bob's (California-style burritos; 7848 Shoal Creek Boulevard), Summer Moon Coffee (2301 Anderson Lane), and El Tacorrido (5303 Burnet). Another trailer-to-brick transition hopes to bloom at 7211 Burnet Road (the old Twisted Root location) when Tumble 22, brainchild of Salty Sow's Harold Marmulstein, opens in February.

A Quick Bite: Wild Chix & Waffles

The Burnet side of Northcross Mall switches tenants faster than Lewis Hamilton loops the F1 track. Before the holidays, I was seeking to try a new old skool burger place over there, and it was already gone! However, in my burgerless stupor, I discovered Wild Chix & Waffles and stopped in for a try.

The sign for Wild Chix & Waffles adorning the façade—a cartoony thing in traditional bright fast-food colors—did not prepare me for my entry. Inside, the place is a hipsterish, design-forward, murals-on-the-wall hang out. The expectation versus the reality was a nice moment of surrealism, a mini Meow Wolf at the mini-mall. As it turns out, in support of Superstring Theory, two places occupy the same space: Wild Chix (high-energy cartoony fast-casual food) and The Factory (low-energy hipster handout). Wild Chix is essentially the cookery for The Factory.

Once I understood my place in the multiverse, I ordered the “What the Cluck” (maple-glazed fried chicken, fried egg, bacon, American cheese, and siracha mayo lovingly sandwiched between two waffles). The dish paraded a pleasant combination of sweet and savory with a healthy dose of southern comfort washed down with a latte. While it's not exactly health food, the proprietor, Wendy Wu, uses fresh, not frozen, ingredients in her fare. Other flirty tongue-in-chicken-cheek choices are the “Don't Tell Mama” (fried chicken, slaw, and “don't tell mama” sauce between waffles), the “Strip Cheese” (a triple layered grilled cheese with jalapenos between waffles), and “TLC – Tender Loving Chix” (straight-up chicken tenders). The Chix also serves up a waffle burger, desert

waffles, waffle nachos, and a “Hippie Chix” salad. They also provide an array of coffee bevs as well as some beer and wine.

Although a bit strange at first, Wild Chix / The Factory is there to meet your needs. Need a waffle burger? Need a coffee and a place to chill? Need a glass of orange juice and a game of checkers with your kid? Need to share champagne with friends to celebrate a mid-term election victory? Need a cup of late-night ceremonial-grade matcha green tea latte to quietly contemplate what has gone wrong with your life? Well, then: This is your place!

Wild Chix & Waffles/The Factory

7714 Burnet Road, 512-888-9766,
<http://www.wildchixwaffles.com>, www.thefactorycafe.com, Sunday through Wednesday 7:00 a.m. to midnight; Thursday through Saturday 7:00 a.m. to 3:00 a.m. ☿

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Allandale Outside: A New Year of Gardening and Some Useful Info

Ginger Soulé

It has been seven plus years since my first article for “The Newsletter” so I thought it would be worthwhile to recap some basic organic info as there are doubtless many new homeowners in the neighborhood. We have heavy black clay, I call it “Shoal Creek clay” and like all our Austin soils, it is alkaline— approx. 7.3-7.5 pH. (7 being neutral). Further, our city water is approx. 10.2, complicating our growing conditions more, because certain nutrients become unavailable in high pH soils.

This forces us to compensate with compost and other amendments to bring the pH down a bit and to fertilize. Beware the use of peat or sphagnum moss. Though they are acidic, they do not work well in our soils. Mainly because of our frequent drying periods — yes we’re in a “La Nina” dry period, opposite of an “El Nino” wet period—

peat and sphagnum dry out too easily causing roots to be strangled. Die off of roots clearly does not benefit your plants. Because of this, peat, etc., are best relegated to pot culture for acid loving plants such as azaleas where you can control pH by using rain water or adding drops of vinegar to tap water and using an acidic fertilizer and regular watering so as not to allow soil to dry out.

The most fundamental thing to understand comes from soil science— that is to respect and protect your “soil-food web”!!! There are literally hundreds to thousands of pounds of valuable micro-organisms in our soils comprising the soil-food web. The most important component is mycorrhizal fungi, which carry on a symbiotic relationship with plant roots. Their mycelium filaments penetrate the roots from which they take carbohydrates to survive and extend well beyond the root zones of

plants and trees where they take up minerals, process them into a form plants can use and inject them into the plant roots. What an amazing phenomenon! Now you can understand why chemical fertilizers don’t work. Plants can’t take up minerals directly and chemical fertilizers, and other chemicals kill off the mycorrhizal fungi!!!

While all plants benefit from a healthy soil-food web, in order to raise healthy vegetables it is critical! Clearly, organic products are the way to go. Most people are unaware that as long ago as 1936, the USDA tested soils in all US major growing areas and found them to be depleted of minerals that far back. Modern day organic growers and gardeners regularly add minerals, typically of volcanic origin, to their soils; available at organically oriented garden centers. Minerals are important in their own right but are also need-



SATURDAY MARCH 3
9:00 AM - 12:00 PM
Beverly S. Sheffield
NW District Park
7000 Ardath St.

SPRING SPRUCE UP

Please join us at Northwest District Park for a morning of tree mulching, vine trimming, trash pickup, and graffiti abatement.

We'll meet in the parking lot near the pond.

IT'S MY PARK DAY-SPRING

Pre-register to volunteer online: <https://givepul.se/ar9mo>

Be sure to click on the “Adult/Minor Liability Waiver and Photo Release” box for each member of your family participating in this event.

Please note:

- Wear long pants, long sleeve shirt, and closed toe shoes.
- Bring your own refillable cup or water bottle.
- In case of rain, projects will start one hour late; if rain persists, projects will begin at their original time on Sunday.

ed for the formation of some vitamins.

A caution re: Neonicotinide poisons, which non-organic growers spray on their plants before shipment to retailers. These are some of the most deadly poisons and definitely responsible for killing off bees, butterflies and other pollinators and seriously unhealthy to consume! We in Austin Organic Gardeners have taken to asking garden center managers whether their transplants have been sprayed with them and refusing to buy if they contain Neonicotinides. This is because these are some of the most deadly poisons used in agriculture and are "systemic" meaning they are taken up into every tissue of the plant including all edible parts! You don't want these on/in your veggies!!!s.

As we move toward spring, we'll experience many alternating warm and frosty periods. Remember the rule of thumb about frost. At 10:00 at night, if the wind is still, sky is clear and temperature is already 45 degrees or below, expect frost; if temperature is lower, possibly a hard

frost. Check weather forecast because if clouds are expected to roll in, temperature will moderate. If clouds are present but expected to clear, temperature will drop so prepare accordingly. Also, since tomato lovers will be setting out transplants soon, they are semi-tropical so can't stand temperatures below 45 degrees, much less freezing. Cold temperatures cause their stems to "lignify" which stunts their growth. One last caution: even though the city discourages winter watering, it is always less expensive to maintain than to replace and re-establish plants and lawns. They clearly didn't consult any botanists or horticulturists when they put that info together and that completely ignores the fact that we are in a La Nina dry period! Despite that, I hope you enjoy gardening as much as I do. My paperwhite Narcissus have been blooming since Christmas and I have many other delightful bulbs yet to bloom this spring. ❀

More Allandale Outside: Keeping Pathways Clear

Erin Ray

Winter is Pruning Season. **Find out what you can do to help improve Allandale!**

Winter in Austin is a great time to prune your vegetation. You can better assess the structure of the plant and access which branches to trim. In addition, you can take this opportunity to ensure your plants are not interfering with the right of way. Austin code requires that any plants overhanging the sidewalk must be at least eight feet above the walkway. And plants that overhang streets should be at least 14 feet above street level.

A neighbor, whose son uses a walker and wheelchair, pointed out many locations where plants at ground level catch his wheels and cause trip hazards. And anyone walking in the neighborhood will have experienced frequent places where

CONTINUED ON PAGE 8



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More Allandale Outside: Keeping Pathways Clear

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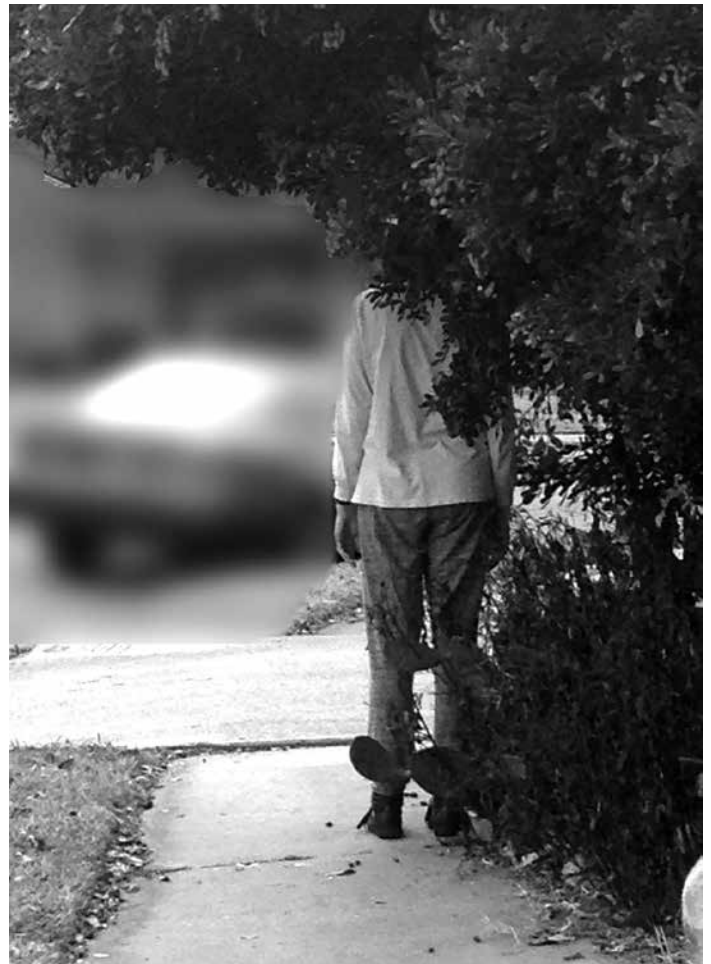
they must duck under branches or walk out into the street to avoid vegetation.

I have been working in collaboration with The Natural Gardener, and we would like to inform you about a free basic pruning class that they are offering on Tuesday, February 20 at 10:00 a.m. The class will be taught by Linda Wall, a horticulturist at The Natural Gardener. If you go, be sure to let them know that I sent you! If you are unable to go, still feel free to check out their website, YouTube channel, and/or store.

For more information, please visit: <https://www.naturalgardeneraustin.com>.

If you have plant blocking the right of way and you are physically unable to take care of your pruning and are financially unable to hire someone to assist, or if you have any questions, please contact: allandale.clear.ROW@gmail.com. ☼

The Natural Gardener is offering a free basic pruning class on Tuesday, February 20 at 10:00 a.m. The class will be taught by Linda Wall, a horticulturist.



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BUG OFF! Crane Flies

Wizzie Brown

Crane flies are surrounded by misinformation and misnomers. Some think that adult crane flies eat mosquitoes, but this is untrue. Adult crane flies feed on nectar or are non-feeding. Also, crane flies are sometimes referred to as “mosquito hawks” which is a misnomer. The name mosquito hawk is most often used to refer to dragonflies, but sometimes is also used to refer to a large species of mosquito with a larval stage which feeds on other mosquito species.

Crane flies can be small to large insects, topping out at about one inch, with long, slender legs, and a V-shaped suture on the thorax (body section behind the head). Legs tend to break off very easily, so you may often encounter these insects with less than their allotted amount of six legs (see image). Adults can be mistaken for giant mosquitoes and may frighten people.

Crane fly larvae are found in moist soil

feeding on decaying organic matter. The larvae are wormlike, legless, and without well-developed heads. Some species feed on roots of turf-grass or other plants, but usually do not cause enough damage to be considered a pest.

In Texas, crane flies become abundant in the spring. While adults may be a nuisance when entering homes or disturbing outdoor activities, they do not cause damage and do not bite. Keep doors and windows closed and make sure screens are in good repair. Either turn off outside lights at night or use “bug bulbs” to

reduce the number of crane flies drawn near the home because of light sources.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512-854-9600. Check out my blog at www.urban-ipm.blogspot.com. ☼



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Gullett Good News

Gina Ross

Gullett is excited to announce that Tisha Brown was appointed permanent principal by the AISD Board on December 18! Mrs. Brown has been serving as our interim principal since July and has already implemented important safety initiatives around campus as well as introducing our positive behavior support system "Geckos T.H.I.N.K." (Tenacity, Hard work, Integrity, No Excuses and Kindness). We know she will carry on with Gullett's tradition of excellence and are excited for this next chapter in the story of our school.

In early December, Gullett produced our first musical, Alice and Wonderland, Jr. Led by our amazing music teacher, Maggie Grill, 70 Gullett students delighted audiences with an amazing show at the AISD PAC! Thanks so much to all the teachers, students and parents who made this show such a success!

Have you been wondering what is going on in front of the library? We are partnering with Lettuce Networks to

bring an urban farm to Gullett. Food grown on our farm will be put into sustainable and affordable meal kits and sold online with a portion of the proceeds going back to Gullett! Visit Lettuce Networks online to sign up for your meal kit. <https://lettuce.fm/>.

Our fifth graders hosted a Veterans Day Fun Run to raise funds for their legacy project. They were excited to raise enough for two Gaga pits to be installed on the playground this spring along with walkways provided through a former student / Eagle scout project. Please come check out our progress as it develops!

By the time this newsletter reaches you, Gullett students will be done raising money and reading books for the annual Bookspring fundraiser. Fingers crossed, we keep producing amazing results that put books in the hands of kids in need right in Austin! We also recently held a fun Curriculum Night which include all things science – third grade science experiments and fourth grade science fair. The night also included the always popular Living Literacy Wax Museum with the fifth graders bringing favorite book characters to life.

Are you ready to VIVA Gullett? Our

annual spring silent auction is scheduled for April 15th at La Mancha. We will have some amazing auction items, our entertaining live auction, a wine walk (think cake walk for adults), mystery boxes, margaritas and LOTS OF FUN! We welcome future and former Gullett parents to join us for the evening! See our website gullettgeckos.com for ticket information or if you would like to donate to or sponsor the event.

As always, we thank our neighbors for being extra careful in the school zones and crosswalks around Gullett. We have met with representatives from the City of Austin about additional safety measures we would like to have implemented and are excited to announce that there will be a crossing guard added to the intersection of Treadwell and Shoal Creek Boulevard. We would love to have a friendly neighborhood face filling this position so if you are interested please apply!

Finally, big congrats to second grade teacher Aaron Ravare, very deservedly named Gullett's teacher of the year.

To keep on top of all the good stuff happening at Gullett, check out Gullett-Geckos.com. ☺



APPLY NOW!



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We need to keep neighbors in contact with one another.



Send an email to allandale-subscribe@yahoo.com to request membership. Simply follow the instructions when you receive your confirmation email.

All About Lamar

Laura Dooley

Lamar Scotties are off and running this second semester, despite one snow day and one delayed start. With their middle-of-year tests behind them, students are resuming the activities that make Lamar such a great place to be! Basketball and soccer teams for both boys and girls are putting up some impressive scores and showing great teamwork. Thanks to all of our dedicated coaches for teaching our kids to be leaders both on and off their respective courts and fields. In December, right before the break, the dance and choir departments put on phenomenal programs. Over 230 dance students from all 13 dance classes performed for packed house at the Performing Arts Center. The choir show was equally impressive, putting on their winter concert alongside the choirs from McCallum. They sounded beautiful together!

Also in December, Mr. Hairston and Mr. Escobedo took the Scottie Band to Chicago for the Midwest Clinic music education conference. Way to go, band members, for getting invited back to this prestigious event. In other music news, band and orchestra students have combined forces and talents to form a full symphony! We're anticipating the great music this group will have in store for us.

Thanks for Kerren Campa and her team for organizing another successful Peace Through P.I.E. event last month! Students, staff, and families came together to emphasize the theme of Peace includes Everyone with an evening of fine arts performances including song, dance, and poetry. And pie, of course.

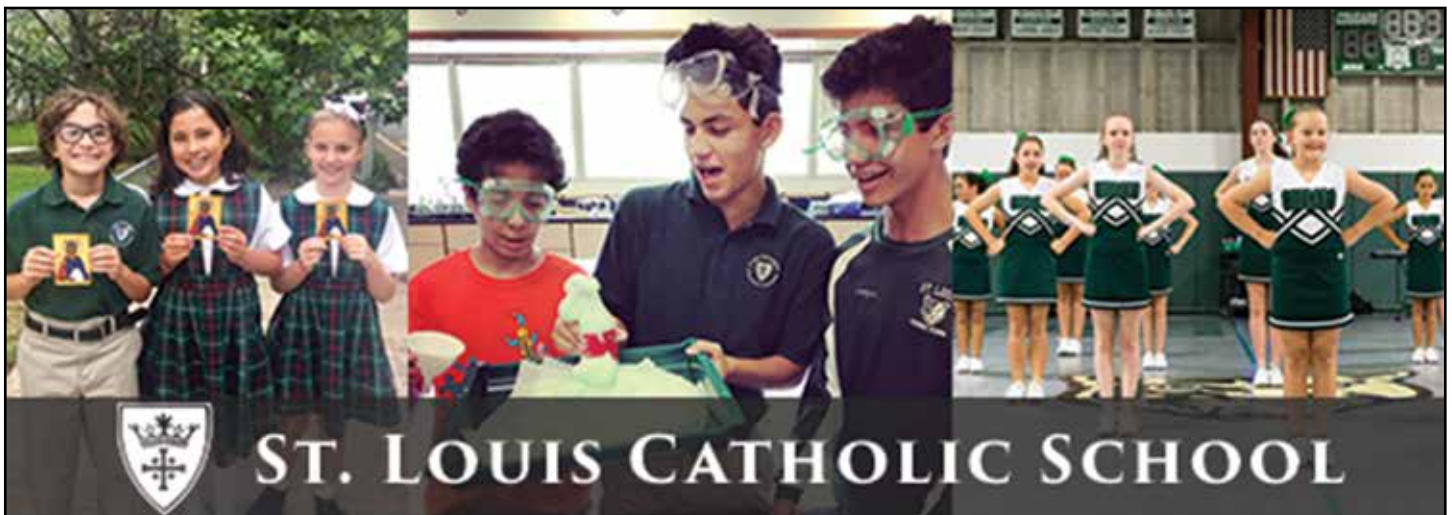
If your Lamar Scottie is a rising eighth grader, enjoys being part of a team, and likes to make a lot of noise, come to the informational meeting on Tuesday, February 20 to learn more about the Scottie Cheer Team from Coach Richter.



Calling all Scottie artists! Ms. Roe is seeking an original piece of art that can be used for the Lamar Dance 1 spring recital posters and programs. The recital is themed "The Jazz Club" and will feature dance pieces from different time periods. Current Lamar students can submit their work on paper to the front office or electronically to emily.roe@austinisd.org. The due date for submissions is March 7. The winner, announced on March 9, will receive a \$50 Amazon gift card!

Lamar art students are spending many hours preparing for the VASE (Visual Art Scholastic Event) competition in April. Thanks for Ms. Massey for opening the studio for kids to work on their projects, including after school and Saturdays. We're grateful to have such dedicated teachers! ☼

Have you joined ANA yet? You can do so through our website or via the form on page 23.



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More Lamar: Willy Wonka Junior

Sabrina Wallace

Lamar Middle School and Fine Arts Academy presents *Willy Wonka Junior* February 22 and 23, Austin ISD Performing Arts Center.

Get your GOLDEN TICKET! Enter a world of pure imagination with the gentle Charlie Bucket and a group of spoiled children and their parents, all of whom won a contest to access to a chocolate factory owned by the most eccentric candy maker in the world. Bring your family to this wonderful show and sing along the Oompa-Loompas and candy kids, dance and go nuts with the squirrels and the rest of the cast!

The show will be presented in the Austin ISD Performing Arts Center, the wonderful district's theater facility! Willy Wonka Junior is a show for the entire family.

The show:

Roald Dahl's *Willy Wonka Jr.* follows the mysterious candy manufacturer Willy Wonka as he stages a contest by hiding golden tickets in five of his delicious candy bars. The winners will participate in a free tour of the Wonka factory and enjoy a lifetime supply of candy. Among the winners, there is a girl that loves to chew gum, a boy that prefers to watch TV over meeting real people, a girl that wants it all for herself and a charming boy who has nothing and is thankful for everything. These unique children and the adults who accompany them in this adventure must learn to follow Mr. Wonka's rules in the factory—or suffer the consequences.

The adventures experienced by Charlie

Bucket on his visit to Willy Wonka's chocolate factory light up the stage in this colorful adaptation of Roald Dahl's tale. Featuring the catchy songs from the 1971 film starring Gene Wilder in addition to a host of fun new songs, *Willy Wonka Jr.* is the type of musical that will certainly appeal to everyone's sweet tooth.

For information and tickets: <https://www.lamarproductions.org/willywonka>

Tickets prices starting at \$8 will be available for sale two weeks before the show.

Location: Austin ISD Performing Arts Center, 1500 Barbara Jordan Blvd. Austin, TX 78723 ☎

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It's Knight Time – McCallum Updates

Compiled by Jill Whiteside Schavrda



All dates compiled directly from the McCallum HS Website. Please visit, check for updates and explore the MacKnightly News and McCallum HS Website - <http://mccallumhs.com>

February 19th – Student Holiday- Staff Development –*Possible bad weather makeup date if needed.

March 1 – Late Start Date- 10:15am

March 12th -16th – Spring Break

April 2nd – PTSA Meeting in the Library 6:30 pm - 7:30 pm

March 30 – 2nd Student Holiday- Secondary Staff Development *Bad Weather Makeup Day if needed.

April 5th – Late Start Date - 10:15am

April 10th – 13th – STARR TESTING EOC
2018: ELA 1& 2

Prospective Fine Arts Student Calendar

February 17, 19 – Continued Auditions & Portfolio Reviews

February 23 – Notification of Acceptance

March 7 – Academy Choice Night (for course selection)

March 9 – Confirmation of Intent due

Check the MAC FAA Calendar for any current events, updates or changes: <https://mccallumhs.com/fine-arts-academy/events/>

Knight of Percussion Benefit Concert March 5
@ 7:00 pm - 11:00 pm - MAC

The Shield Online - <http://macshieldonline.com/category/sports/>

The Shield is published by journalism students in the Newspaper production class at McCallum High School in Austin, Texas. Although students work under the guidance of a professional faculty member, the student staff ultimately determines the content. The Shield operates as an open forum for exchange of ideas.

McCallum Swim Team

Feb. 16th 8:00am – 1pm & Feb. 17th 8:00 am – 12:00 pm (times subject to change)

UIL State Swim Meet - UT Swim Center Lee & Joe Jamail Texas Swimming Center, 1900 Red River St, Austin, TX 78705

Last call for 2018 McCallum Graduates/Former Gullett Elementary students

Group photo will be included in the MAC year-book. Small fee to be contributed to pay for the page. Photo will be taken after 1st period, Feb. 16th by Mr. Winter of the Journalism Department. Contact Jill Whiteside Schavrda, jillwsrealor@gmail.com, for an introduction to the organizers.

McCallum Athletics Program Info and Schedule Links

<https://mccallumhs.com/programs/athletics/>

<https://mccallumhs.com/events-calendars/> (see sports tab)

College Preparation Information

Helpful preparation and testing links. For more information, visit: <https://mccallumhs.com/graduation-beyond/collegecareer-center/>

<https://mccallumhs.com/programs/academics/naviance/> ☞

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MORE MAC: Dance Happenings

Amy Hufford

McCallum Youth Dance Company presents The Butterfly Effect on March 23 and 24.

The McCallum Youth Dance Company invites you to join them on March 23 and 24 as they perform dances created just for them by professional choreographers. Dancers will share through movement the concept of the Butterfly Effect, where small causes can have larger effects. Live musical accompaniment will be featured in two dances, including one original composition written just for this concert. This is not your average high school dance concert!

Dance styles include flamenco, modern, contemporary, and contemporary ballet. Guest choreographers include Olivia Chacon with Flamencura Music and Dance, Rachel Meador, Kelsey Oliver, Wendy Rucci, Kirstan Clifford, and Lisa Kobdish. Refuse Exclusion, a student-choreographed piece, will also be performed.

The concert, showcasing the talents of more than 50 dancers, runs for two nights, March 23 and 24 at 7:00 p.m. at the McCallum Arts Center at 5600 Sunshine Drive. Tickets are \$7 for students, \$10 for seniors and \$12 for adults and are available for purchase at the door or online at <https://squareup.com/store/MACDANCE-DREAMS/item/spring-show-tickets>.

Also save the date for the Student-Directed Benefit Dance Show which will be held April 26 and 27 at the same location.

The McCallum Youth Dance Company is one of many programs in McCallum's Fine Arts Academy, which was named as the number one 2015 National GRAMMY Signature School. As Austin ISD's district-wide fine arts intensive high school program, the Fine Arts Academy at McCallum High School provides an exemplary arts education program for ninth through twelfth grade students to pursue an accelerated arts curriculum as fine arts majors. ☼



MORE MAC: Theater Happenings

Sabrina Wallace

MacTheatre presents The Rep: Student Directed One Act Play Festival – Absolutely

Free Theatre for all ages. March 26 through 29, 2018. McCallum Fine Arts Building Theatre

Come to one of the performances or see them all! Each night MacTheatre presents a different play, every one of them filled with colorful characters and impactful messages delivered by the talented performers that we have become accustomed to when we attend a McCallum show.

The Stories:

Mar 26 – The Soul of Robin Hood: The notorious Robin Hood and his band

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of outlaws steal from the rich, creating a fearsome reputation amongst those who dare to travel through the mighty Forest of Sherwood. But they do not share their spoils with the poor and are unloved by the people, who must also pay unfair taxes to the evil Prince John as he plots to steal his brother's crown. In this time of chaos and fear, it is down to Marion to boldly protect the poor and convince Robin that he must listen to his heart if they are to save the country.

Mar 27 – Very Still and Hard to See: This short play cycle recounts the history of a cursed hotel and the unfortunate guests who stay there. From riding in an erratic elevator and dealing with possessive ghosts to managing an ever-expanding hole in the floor armed only with cleaning supplies, these encounters with the unknown chillingly collapse the distance between the real and the surreal and remind us that, sometimes, bad things do

happen for a reason.

Mar 28 – Heaven and Hell on Earth: A Divine Comedy: In this comic anthology, written for an ensemble of young actors, an array of devilishly talented playwrights put a contemporary spin on a fascinating eternal obsession. Grappling with their own diverse experiences of vice and virtue, salvation and damnation, characters from the twenty-something generation interpret their world with amusing revelations and surprising insights.

Mar 29 – LIFT: This is witty and provocative musical exploring connections and relationships in city life. Eight people get in a lift at Covent Garden tube station on an ordinary morning. They may be complete strangers, but in some way they are all connected and if they reached out to one another they might just change their lives forever. The journey of the lift takes just one minute– will they do something about it today or will they choose

to carry on being anonymous, walking off into the rush and losing themselves once more in the city? LIFT is about people and connections. The connections we have without knowing about them, the connections we lose sight of and the connections we don't mean to have.

Mar 29 – The Student-directed Musical: Written, choreographed and directed by McCallum's own Musical Theatre III, & IV students.

Tickets: FREE

Reserve your ticket online: <https://mccallum.ludus.com/>

Location: McCallum Fine Arts Building Theatre, 5600 Sunshine Drive
Times: 7:00 p.m.

If you can't make any of these shows, mark your calendar for future shows listed at <https://mactheatre.com/> or follow <https://www.facebook.com/MacTheatre/> on Facebook. ☼

Letters to the Editor:

Submit newsletter ideas, stories, and reactions to articles to allandaleneighbor@gmail.com



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ALLANDALE AREA	PROPERTY SALES YEAR IN REVIEW		
	2015	2016	2017
TOTAL TRANSACTIONS	77	79	84
MEDIAN SALES PRICE	\$495,000	\$515,000	\$549,500
MEDIAN DAYS ON MARKET	10	9	11
MEDIAN \$/SQ FT	\$272	\$290	\$297
MAX PRICE SOLD	\$1,199,000	\$880,000	\$1,317,000
MIN PRICE SOLD	\$310,000	\$355,000	\$399,900

For detailed market information about your home contact Jason Heffron, Broker
All YTD data is pulled from Austin MLS for single family residence as of January 1st - December 31st.

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CONTINUED FROM FRONT PAGE

We have a lot of work in front of us. The needs of Northwest Park can be divided into two categories: first, a grassroots effort where local fundraising will take place and volunteers can help complete small projects and second, a top-down effort where grants, government funding and large scale donations will be solicited, permits will be required and professional contractors will be hired for ground breaking on park improvement projects.

The short term needs of the park which we have identified so far, and intend to address with neighborhood fundraising and volunteers, include:

- controlling erosion on the interior slope of the dam next to the pedestrian bridge
- assessing and protecting existing trees
- eliminating graffiti and litter
- adding and maintaining existing seating and shade near the tennis courts, basketball courts and playground
- designating a soccer field and an off leash dog park, and
- assisting Austin's Watershed Protection Department with pond maintenance.

Our first community event of 2018, "It's My Park Day," will be held at Northwest Park on Saturday, March 3 from 9:00 a.m. until noon. Volunteers are needed for tree mulching and other tasks. Tools, gloves, snacks and drinking water will be provided (please bring your own cup). Wheelbarrows are always in short supply, so if you have one, please bring it. Suggested attire includes pants, long sleeve shirts and closed toed shoes. Online pre-registration is required; see information in this issue for details. Additional details will be posted on ANA's media outlets as we get closer to the date.

The long term and larger needs of the park which we have identified include:

- updating the Master Plan for the park
- improving the pool
- adding and renovating existing restroom facilities
- constructing a covered pavilion and stage area for community events
- improving accessibility and connectivity with pathways for walkers, runners and cyclists

Finally, and most importantly, we want to hear from you. What would you like to see changed or improved in our parks? Do you have expertise in landscaping, outdoor architecture, park design or construction and are willing to donate your time? Please email any ideas, comments or contacts relating to this initiative to allandale.neighborhood@gmail.com.

Our ultimate goal is to make Northwest Park more accessible to all and to enhance its usefulness by enabling a wider range of activities. We are looking for sustainable ways to achieve this so our precious piece of real estate is protected and continues to be a great asset to the neighborhood for generations to come. ☼



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Neighborhood Watch

Laura DiCarlo, ANA Safety Chair,
lhdicarlo@yahoo.com

Activities in which the Safety Committee has been engaged since the December newsletter:

- Listened to presenters and citizen feedback at the December ANA EC meeting regarding a bicycle trail plan on SCB
- Learned of and disseminated crime/safety and Twin Oaks sidewalk information
- Consulted with APD about reporting fireworks
- Set up a TAKE10 CPR training at the Rec Center on February 24 from 10:00 a.m. through noon

Joanna Wolaver of the Shoal Creek Conservancy (SCC) was a guest speaker at the December ANA EC meeting and presented The Shoal Creek Trail Plan (<http://www.shoalcreekconservancy.org/trailplan/>). Laura Dierenfield and Nathan Wilkes from the City of Austin Active Transportation Department spoke as well and explained that while this is the SCC's plan that was created using private money, SCC is partnering with the city. The meeting was well attended by Allandale residents, and while some voiced support of the trail plan, several who live on SCB shared concerns about a two-lane bike lane and about the need for better cyclist safety on that street. Plans for the bike lanes are still in development but according to the SCC website, ideas were to be emailed to info@shoalcreekconservancy.org by December 15, 2017. The website also says the final draft report will be available in early 2018 on www.shoalcreekconservancy.org and "will be distributed by email and through media outlets. Shoal Creek Conservancy will then present the plan to relevant City of Austin boards and commissions and seek adoption of the plan by City Council as an amendment to the council-adopted 2014 Urban Trails Master Plan."

Crime Stats

Since the December newsletter there have been three Burglary of Residences (BORs), which occurred all in December in houses on Bull Creek Road, Albata



Avenue, and an apartment on W. North Loop Boulevard. Household goods, jewelry, and tools were stolen.

There were seven burglary of vehicles (BOVs), five of which were near single-family residences (Finley, Pinecrest, Carleen, SCB, and 49 ½). The other two were at Northwest Park and in the 2525 West Anderson Lane strip mall parking lot. The perpetrator of the BOV at Northwest Park broke a car window to obtain a purse that had been moved to the trunk of a vehicle after the driver got to the park. A post on Next Door indicated a large amount of cash and a passport were stolen and the police report indicated clothes, a purse, jewelry, non-negotiable instruments and consumables were taken. A purse and child's gift were taken from an unlocked vehicle parked on Carleen.

These incidents remind us of the need to hide valuables before parking and to always lock doors.

Credit card skimming was reported on January 2 at the Exxon Mobile at 7844 Burnet Road, and a little north of Allandale on January 17 at Pronto Gas (8630 Research Boulevard). A manager at Exxon said he didn't know anything about the incident but if he did he could not talk about it due to 7-Eleven's media policy. He said I should contact 7-Eleven through their website but that Tiger Mart was there at the time of the alleged skimming and 7-Eleven took over on January 17. A manager at Pronto Gas said the skimming did happen and that police came, but the police haven't told them further details like if they caught the perpetrator. The manager added that Pronto Gas has directed cameras to better watch the pumps and there have been no problems since the initial incident.

To be safe at any gas station you can take your credit card inside, pay with cash, use a pump closest to the actual building/easily observed by the attendant, and don't use a debit card. There are apps that help alert people to possible skimmers and sometimes machines that have been tampered with look odd. For more information go to <https://www.creditcards.com/credit-card-news/gas-pump-atm-skimmers.php>.

Sidewalk on Twin Oaks between Shoal Creek Boulevard (SCB) and Vine

I am disappointed to report that Safe Routes to Schools (SRTS) has not chosen our request of a sidewalk on Twin Oaks between SCB and Vine in this cycle of mobility bond projects. The next round of community input meetings will be this spring and next fall, but Michael Gaudini of Leslie Pool's office is hoping to make our request a reality sooner by helping us keep an eye out for other funding sources.

List-serv and Citizen Input

The topic of crime/safety came up on the Allandale list-serv in these areas:

- There was much discussion about fireworks and who to call (911 or 311) to report people shooting them off. Our APD District Rep (DR) Officer Everett Beldin said to report cases to 311 and explained that officers on patrol were asked to investigate. Officer Beldin said fireworks are an issue in all

CONTINUED ON PAGE 18



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Neighborhood Watch

CONTINUED FROM PAGE 17

neighborhoods in the Austin area around New Year's Eve and the Fourth of July but that in the vast majority of cases they are just a nuisance and there are far fewer reports of injuries.

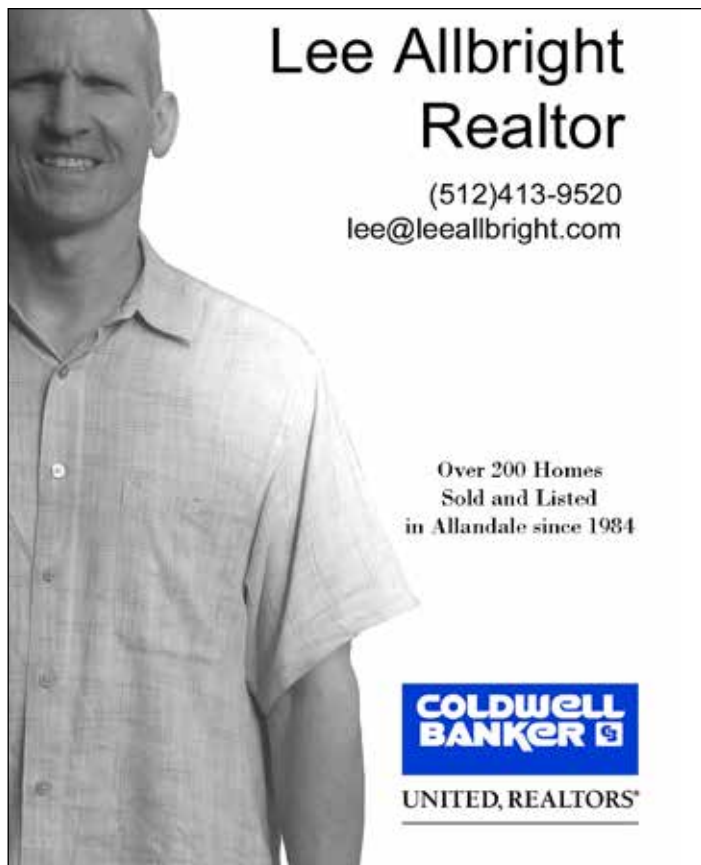
- A resident posted a plea to download the 311 app or call 311 to report graffiti because the Austin Parks and Recreation Department (PARD) recently formed a graffiti abatement team that will clean up graffiti within 48 hours of it being reported.
- Yard Bar owner Kristen Heaney posted an apology on January 26, indicating the rock band they had that evening was a mistake and the sound carried much further than she anticipated it would. She replayed the importance of restoring the neighborhood's respect and that Yard Bar would have no more loud music ever, and that low-key tunes on Sundays from 11:00 a.m. through 2:00 p.m. would start this month.
- After the BOV on Carleen was reported on the list-serv there was discussion of how rampant break-ins are in our neighborhood and Austin in general. It was agreed that while we have far fewer BOVs (about four to five per month on average) and BORs (about one a month) than some parts of Austin, it is still a pain any time it happens and there are perpetrators looking in vehicles for open car doors and valuables.
- There were missing packages reported on Bull Creek and Greenlawn.
- Someone asked about a police presence on Pinecrest and another replied there had been a false residential burglary alarm.
- A man in his 40s was hit by a train in the 3100 block of West Anderson Lane on December 31 (<http://www.statesman.com/news/local/man-his-40s-killed-after-hit-train-north-austin-ems-says/jviDLuZoGxL-p0y905KLTcK/>).

TAKE10 Compression Only CPR training

Since February is American Heart Month, the Allandale Neighborhood Association Safety Committee will be hosting its fifth annual TAKE10 Compression Only CPR class on Saturday, February 24. We'll start at 10:00 a.m. and keep repeating the free class until noon so folks can stop by whenever it's convenient for them.

TAKE10 stands for "Take 10 minutes to learn compression-only CPR" and was created here in Austin by the "Take Heart Austin" initiative. There is a lot to remember with traditional CPR including the mouth to mouth part, but compression only CPR is simple, fast and effective. It teaches the simple skill of compression-only CPR and builds confidence in learners.

The model is that people in neighborhoods are trained and then pass on their knowledge to others. The first two years we had trainers come in, but I participat-



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ed in a train the trainer class with Louis Gonzales from the Austin-Travis County Office of the Medical Director in December of 2014, and I've been able to run the compression-only CPR class myself ever since.

Participants of all ages are welcome but the technique is to be done only on adults in cardiac arrest, not children.

Here is more important info about CPR:

- Cardiac arrest can occur at any age, to men and women, and at any time
- Many victims appear healthy until cardiac arrest occurs
- Effective bystander CPR provided immediately after sudden cardiac arrest can double or triple a victim's chance of survival

You can learn more at www.takeheartaustin.org.

Our APD District Representative:

Everett Beldin
Senior Patrol Officer
Baker 3 District Rep
Everett.beldin@austintexas.gov
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Date: February 24, 2018

Time: 10am-noon, Drop in any time

**Location: Northwest Recreation Center
2913 Northland Drive**

Six Reasons Austinites Love Running & Walking

Ashley Thompson, Head Coach, ACT Running actrunning.com

With the recent 3M Half-Marathon and the upcoming Austin Half & Full Marathon, you might be wondering how and why so many people can take to the streets to exercise. Well, here are six reasons Austinites love running and walking:

#1 As former Austin residents Poi Dog Pondering would sing, "You get to know things better when they go by slow."

We all know there are over 10 miles encircling downtown's Lady Bird Lake, with branches headed up the Shoal Creek Greenbelt, but there are hidden gems throughout Austin's trails and neighborhoods that you only notice if you're on foot. StickWork artist Patrick Dougherty

has unveiled his interactive sculpture in Pease Park that you have to see (and touch and walk around) to believe. The challenging but rewarding River Place Nature Trail will transport you deep into the woods and take you up and down over 70 flights of natural stairs despite being a few hundred feet away from a golf course. Of course, there are some pretty great neighborhoods to explore, like Allandale and Rosedale. You can find "Mounds of Opportunities," a giant spider-tree dressed like a runner, the ever-changing George Family Goats, and a hidden treehouse off a trail on Bull Creek. And just when you're parched from exploring, there are several generous neighbors who offer water for pedestrians and dogs.



#2 Tacos.

Travis County Law* requires every list that mentions Austin to include tacos. Portable protein and carb-filled running fuel available on nearly single corner. Need I say more? (*This may or may not be true, but I'm not taking any chances).

#3 Austinites wear weird on our Drift sleeves.

From the slowest 5K you'll ever run (Keep Austin Weird 5K, June) to Cupid's Undie Run (February) to the guy jump roping the entire length of 3M Half Marathon down Shoal Creek, we take joy in helping each other not take ourselves too seriously. While we do sweat, it's not the small stuff.

#4 Screw that.

Runner's World once published a DIY article about drilling screws into your running shoes to prevent slipping on ice. With only a handful of days dipping below 40 here in Austin, we don't need to take such drastic measure to take to the pavement!

#5 Local stores with GREAT products and service!

While Austin has several running specialty stores around, my hometown favorite is Ready To Run. This locally owned shop on Far West prides itself on offering the best service in town in addition to supplying all your running needs. After getting fitted for the perfect shoe, you can pick up an Austin-made SPI belt to carry your Small Personal Items. One stop there and you are totally Ready to Run!



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#6 We know good times!

Austin is full of wonderfully creative, kind, intelligent, fun folks who make for terrific running and walking buddies. Whether it's with the early morning free walking group "Striders" or on a long run training for the Austin Marathon with any one of the dozens of running clubs in town (ACT Running, Austin Misfits, Austin Runners Club, Gilbert's Gazelles, Tough Cookies), you are guaranteed to find someone with whom to melt the miles away.

Striders, a free walking group, meets at Ramsey Park on Mondays, Wednesdays and Fridays from 6:00 a.m. - 7:00 a.m. Open to all experience levels. ☸

ANA Executive Committee Meetings

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Deed Restrictions and Zoning—What's the Difference?

Allan McMurtry

People often ask me about the difference between zoning and deed restrictions (restrictive covenants). I'm not a lawyer, but I have been involved in several lawsuits defending, testifying, and amending deed restrictions. Here are a few things I have learned over the years.

Deed restrictions limit what can be done on a piece of property. They are written by the developer who created the subdivision. Each of you live in a subdivision that has been approved by the City of Austin and filed at the County Clerk's Office.

You can find your deed restrictions at the clerk's office and ask for assistance. Your subdivision name is usually listed in the Travis County Appraisal District at <https://www.traviscad.org>, the County Clerk's Office at <http://www.tccsearch.org>, or on your property tax documents. Shoalmont and Allandale are the dominant names in our neighborhood, but not

the only ones, and each separate subdivision has variations on the name so no two are alike.

These restrictions are an agreement between all parties owning land in the subdivision. When you buy a lot within the subdivision, you agree to abide by the restrictions because you are buying the land and the restrictions run with the land, not the individuals. These restrictions are generally not enforced by a government. Restrictions can be amended according to the requirements built into the restrictions, but not all deed restrictions have a method to amend or remove restrictions. There is state law that addresses that issue.

Deed restrictions are enforced by all the owners of land in the subdivision. A single property owner can send a letter informing another property owner that

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Deed Restrictions and Zoning—What's the Difference?

CONTINUED FROM PAGE 21

their actions are going to violate the restrictions. If the owner being notified doesn't stop, any individual who owns land in the subdivision can sue the violator in District Court. Usually negotiations between the parties happen before legal action is taken.

Zoning is a set of restrictions approved by a city under Texas statutes. Cities are given zoning authority, but counties generally are not. Building or land use restrictions are outlined by the zoning classification put on the land. In the case of Allandale, we currently have SF2 zoning, which means only single-family residences can be built on a lot. This precludes Accessory Dwelling Units.

The issue with zoning is that it is an impermanent classification depending on the will of the city. Houston has no zon-

ing, only deed restrictions, but Houston's city attorney also has a deed restriction enforcement team to protect deed restrictions (see: <http://www.houstontx.gov/legal/deed.html>). Austin has rather complex zoning but refuses to enforce deed restrictions. Over time, zoning in Austin has evolved where specific uses are detailed, sometimes by lot, but usually within classifications. The city enforces these zoning restrictions, usually only upon complaint.

Currently, Austin is undergoing a massive rewrite of its zoning laws – CodeNEXT – to completely change zoning classifications. It has created significant turmoil because of the dramatic change in property uses, reduced parking space requirements, increased building heights, and compatibility problems

between adjacent lots.

Zoning is less complicated to defend, but it is more susceptible to small or extremely large changes depending on the will of elected officials. CodeNEXT, if passed, would give a single city department great powers to change property uses within each zoning classification. Many more uses for property will be permitted outright under CodeNEXT that would require planning commission approval today.

Deed restrictions are more stable but complicated to defend because disagreements go to a court for a decision. Deed restrictions are only as good as the owners' intent to maintain them. If landowners let people violate deed restrictions, over time they lapse or are forfeited. ¶

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